

Message

---

**From:** Marlene Tyner-Valencourt [tyner-valencourt@wra-ca.com]  
**Sent:** 12/21/2020 11:40:01 PM  
**To:** Pankratz, Shannon L CIV USARMY CESPL (US) [Shannon.L.Pankratz@usace.army.mil]; Steinert, Tiffany@Waterboards [Tiffany.Steinert@waterboards.ca.gov]; Gan, Janice@Wildlife [Janice.Gan@wildlife.ca.gov]; Scianni, Melissa [Scianni.Melissa@epa.gov]; Mahdavi, Sarvy [Mahdavi.Sarvy@epa.gov]  
**CC:** Tracey Brownfield [tracey@landveritas.com]; Nate Bello [bello@wra-ca.com]  
**Subject:** Re: Petersen Ranch MB - December IRT Meeting Request  
**Attachments:** 2020-12-15\_PRMB 2020 Annual Monitoring Report IRT Meeting Notes.pdf

Hello Petersen Ranch IRT,

As promised, please find below a summary of our December 15th discussion below, with more detailed meeting notes attached for reference.

- Area A Release 3 approval will be subject to IRT interpretation of Petersen Stream native cover UPS result.
- Several areas of the Bank have been highlighted for adaptive management efforts to be implemented this spring, including.
  - Flash grazing within the Rift Valley
  - Annual grass treatment above the Munz Canyon dam
  - Riparian planting within the ephemeral stream corridor at Area E
  - Riparian planting at the bottom of the Turtle Pond at Area E
- WRA will submit written adaptive management proposals for IRT email authorization.
- IRT provided preliminary confirmation that any changes to the restoration plan and crediting at unimplemented Bank Phases, such as Area F, would proceed through a bank amendment pathway rather than a new banking document. The amendment will likely be considered major and may require public notice. This confirmation is subject to further IRT member review of the BEI.

Lastly, please see below for resolution on a few WRA action items identified during the meeting:

*Update the Area A Release 3 Credit Release Request letter package to include the SRMA endowment deposit invoice.*

The updated request letter was sent to the IRT on December 17.

*Endowment adjustment for 2019 - check that the report has already been submitted to the IRT*

WRA can confirm the endowment adjustment was made for 2019 per the annual adjustment report that was submitted to the IRT on May 8. This report was also sent to the IRT on December 17 for reference.

*Check that the Area A conservation easement does not preclude the flash grazing contemplated for the Area A Rift Valley.*

The following prohibitions are listed in the conservation easement, which appear to allow for the use of grazing that is consistent with the BEI.

- Prohibited use 3c: "Agricultural activity except grazing for vegetation management as specifically provided in the Development Plan, Interim Management Plan, and Long-term Management Plan."
- Prohibited Use 3l: "Removing, destroying, or cutting of trees, shrubs, or other vegetation, except as required by law for (i) fire breaks, (ii) maintenance of existing foot trails or roads, or (iii) prevention or treatment of disease; and except for mowing or manual removal of non-native and invasive species as specifically provided in the Development Plan, Interim Management Plan, and Long-term Management Plan."

We would be happy to check with SRMA on this interpretation before advancing any action, please let me know if that is the IRT's preference.

Please do not hesitate to reach out should you have questions as you review and process the Area A Release 3 request.

Thanks and have a wonderful holiday!

On Thu, Dec 17, 2020 at 12:09 PM Marlene Tyner-Valencourt <[tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)> wrote:  
Hello Petersen IRT,

Thanks again for attending Tuesday's meeting to discuss the 2020 performance monitoring results and upcoming management activities at the Petersen Ranch Mitigation Bank, it was a very productive discussion. I will follow up by the end of this week with a summary of the meeting, notes, and action items.

In the meantime, please find attached the finalized Area A Release 3 credit release request letter that includes the endowment deposit invoice from SRMA as Attachment A. I have also attached the 2019 Annual LTM Endowment Adjustment Report, which was submitted to the IRT on May 8, 2020.

Thank you,  
Marlene

On Fri, Dec 11, 2020 at 5:04 PM Marlene Tyner-Valencourt <[tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)> wrote:  
Hi Petersen IRT,

The draft Area A Release 3 credit release request letter is attached for your review and reference ahead of Tuesday's meeting. Please note this package is draft as we are still waiting on the endowment deposit invoice from SRMA.

Thanks,  
Marlene

On Fri, Dec 11, 2020 at 4:07 PM Marlene Tyner-Valencourt <[tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)> wrote:  
Hi everyone,

Ahead of next week's meeting, please feel free take some time to conduct a virtual site tour of the Petersen Ranch Mitigation Bank using this interactive story  
map: <https://storymaps.arcgis.com/stories/c2ae3445ddf64ca6bafc6144e348434e>

The map collects key examples of observations made onsite during spring and fall annual monitoring, the Area A Year 3 delineation, and maintenance visits conducted throughout the year.

Take a look and let me know if you have any questions on what you see - I will plan to take a few minutes during the meeting to pull it up and talk through any key discussion points or questions you may have. Additionally, please let me know if you are having any issues opening or using the map - happy to help troubleshoot if needed!

I will send the draft credit release letter out on Monday.

Thanks and have a wonderful weekend!  
Marlene

On Wed, Dec 2, 2020 at 5:08 PM Marlene Tyner-Valencourt <[tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)> wrote:  
Hi Janice, I can absolutely have something prepared and sent out to the IRT ahead of the meeting, likely in the second half of next week.

On Wed, Dec 2, 2020 at 12:16 PM Gan, Janice@Wildlife <[Janice.Gan@wildlife.ca.gov](mailto:Janice.Gan@wildlife.ca.gov)> wrote:

Marlene

The virtual site visit seems reasonable considering the circumstances. If you have decided what you will be requesting for the next credit release, can you provide either a draft of the letter or a description of what you will be asking for? That would make the meeting much more productive for me. Thanks Janice

---

**From:** Marlene Tyner-Valencourt <[tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)>

**Sent:** Tuesday, December 1, 2020 6:53 PM

**To:** Pankratz, Shannon L CIV USARMY CESPL (US) <[Shannon.L.Pankratz@usace.army.mil](mailto:Shannon.L.Pankratz@usace.army.mil)>; Scianni, Melissa <[Scianni.Melissa@epa.gov](mailto:Scianni.Melissa@epa.gov)>; Sarvy Mahdavi <[Mahdavi.Sarvy@epa.gov](mailto:Mahdavi.Sarvy@epa.gov)>; Gan, Janice@Wildlife <[Janice.Gan@wildlife.ca.gov](mailto:Janice.Gan@wildlife.ca.gov)>; Steinert, Tiffany@Waterboards <[Tiffany.Steinert@Waterboards.ca.gov](mailto:Tiffany.Steinert@Waterboards.ca.gov)>

**Cc:** Tracey Brownfield <[tracey@landveritas.com](mailto:tracey@landveritas.com)>; Nate Bello <[bello@wra-ca.com](mailto:bello@wra-ca.com)>

**Subject:** Petersen Ranch MB - December IRT Meeting Request

**Warning:** This email originated from outside of CDFW and should be treated with extra caution.

Hello Petersen Ranch IRT,

Hope everyone had a wonderful Thanksgiving holiday!

I would like to schedule a remote, 2-hour Petersen Ranch IRT meeting in mid-December in support of an upcoming credit release request (Area A Release 3), with the goal of having the release approved in January 2021. The release is tied to the 2020 Annual Report, which was submitted to the IRT via email and RIBITS on 11/13/2020. We have not yet prepared the release request letter (that is forthcoming), but as this meeting will be critical to its approval I wanted to schedule it sooner rather than later. Due to high credit demand, we appreciate the IRT helping us expedite this release as much as possible so we can better serve time-sensitive mitigation needs in the region.

The general agenda of the meeting will include:

1. Reviewing the results of the annual report;
2. Conducting a virtual site visit using photos taken throughout the year;

3. Discussing planned adaptive management efforts to implement this winter and spring; and
4. Discussing the upcoming release.

An IRT site visit is an outstanding requirement for the approval of Area A Release 3. Given ongoing COVID-19 site visit restrictions, in lieu of an in-person site visit I wanted to see how the IRT felt about us conducting a virtual site visit instead. The virtual site visit would use photos and videos taken during performance monitoring, delineation, and maintenance site visits conducted throughout 2020. Is the IRT ok with us substituting photos for an onsite visit? I am optimistic that we can resume onsite visits later in 2021 following vaccine distributions (fingers crossed!).

Figures available for download [here](#) show generally where photos were taken relative to our monitoring locations (these are high-res so you can zoom in on detail). Please review and let me know if there are any other locations you would like to see and we can have those taken before the meeting.

Lastly, **please fill out this Doodle poll with your availability on December 14, 15, and 16 by Friday, December 4.** Shannon will be out on vacation for several weeks starting 12/17 so we appreciate your flexibility to accommodate a meeting on these dates.

Thank you so much for your time and attention to this request - super appreciate it!

Warm regards,

Marlene

--

---

**MARLENE TYNER-VALENCOURT, MESM** | Conservation Project Manager | d: 858.682.2699 | o: 858.842.1800 x 2210 |  
c: 248.499.0805 | [tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)

---

**WRA, Inc.** | [www.wra-ca.com](http://www.wra-ca.com) | 3033 5th Avenue, Suite 315, San Diego, CA 92103 | San Rafael | Emeryville | Petaluma  
| Fort Bragg | Denver  
*Our San Diego office has moved! Please note our new address.*

--

---

**MARLENE TYNER-VALENCOURT, MESM** | Conservation Project Manager | d: 858.682.2699 | o: 858.842.1800 x 2210 |  
c: 248.499.0805 | [tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)

---

**WRA, Inc.** | [www.wra-ca.com](http://www.wra-ca.com) | 3033 5th Avenue, Suite 315, San Diego, CA 92103 | San Rafael | Emeryville | Petaluma | Fort Bragg | Denver  
*Our San Diego office has moved! Please note our new address.*

--

**MARLENE TYNER-VALENCOURT, MESM** | Conservation Project Manager | d: [858.682.2699](tel:858.682.2699) | o: [858.842.1800](tel:858.842.1800) x 2210 | c: [248.499.0805](tel:248.499.0805) | [tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)

---

**WRA, Inc.** | [www.wra-ca.com](http://www.wra-ca.com) | 3033 5th Avenue, Suite 315, San Diego, CA 92103 | San Rafael | Emeryville | Petaluma | Fort Bragg | Denver  
*Our San Diego office has moved! Please note our new address.*

--

**MARLENE TYNER-VALENCOURT, MESM** | Conservation Project Manager | d: [858.682.2699](tel:858.682.2699) | o: [858.842.1800](tel:858.842.1800) x 2210 | c: [248.499.0805](tel:248.499.0805) | [tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)

---

**WRA, Inc.** | [www.wra-ca.com](http://www.wra-ca.com) | 3033 5th Avenue, Suite 315, San Diego, CA 92103 | San Rafael | Emeryville | Petaluma | Fort Bragg | Denver  
*Our San Diego office has moved! Please note our new address.*

--

**MARLENE TYNER-VALENCOURT, MESM** | Conservation Project Manager | d: [858.682.2699](tel:858.682.2699) | o: [858.842.1800](tel:858.842.1800) x 2210 | c: [248.499.0805](tel:248.499.0805) | [tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)

---

**WRA, Inc.** | [www.wra-ca.com](http://www.wra-ca.com) | 3033 5th Avenue, Suite 315, San Diego, CA 92103 | San Rafael | Emeryville | Petaluma | Fort Bragg | Denver  
*Our San Diego office has moved! Please note our new address.*

--

**MARLENE TYNER-VALENCOURT, MESM** | Conservation Project Manager | d: [858.682.2699](tel:858.682.2699) | o: [858.842.1800](tel:858.842.1800) x 2210 | c: [248.499.0805](tel:248.499.0805) | [tyner-valencourt@wra-ca.com](mailto:tyner-valencourt@wra-ca.com)

---

**WRA, Inc.** | [www.wra-ca.com](http://www.wra-ca.com) | 3033 5th Avenue, Suite 315, San Diego, CA 92103 | San Rafael | Emeryville | Petaluma | Fort Bragg | Denver  
*Our San Diego office has moved! Please note our new address.*